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Pentre Bychan | Wrexham | LL14 4PJ

Offers In Excess Of £799,950

**MONOPOLY**<sup>®</sup>

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## Pentre Bychan | Wrexham | LL14 4PJ

Nestled in the exclusive, gated Fennant Court development in Pentre Bychan, Wrexham this superb 4 bedroom barn conversion presents an exceptional opportunity to acquire a stunning detached house. Originally converted in 2001 but recently renovated by the current owners this property offers a generous living space spanning an impressive 2,372 square feet that is perfect for families seeking comfort and style. Upon entering, you are greeted by an impressive entrance hall, a stunning open plan kitchen/living/dining space ideally suited to modern family living and entertaining. The ground floor is completed by two spacious reception rooms, a utility and wc. The layout of the home is thoughtfully designed, providing a seamless flow between the living areas. With four well-proportioned bedrooms to the first floor, there is ample space for everyone to enjoy their own sanctuary. The property also boasts three bathrooms, ensuring convenience for busy households. The location of Fennant Court is particularly appealing, offering a tranquil setting while remaining within easy reach of local amenities and transport links. This balance of peace and accessibility makes it an ideal choice for those looking to substantial, high specification home with a wealth of character features. Externally the property boasts ample off road parking, a detached double garage and an extensive lawned garden to the rear. This detached house is not just a home; it is a lifestyle choice that combines modern living with country charm. Whether you are looking to entertain, relax, or simply enjoy the spacious surroundings, this property is sure to meet your needs. Do not miss the chance to make this remarkable house your new home!

- AN EXQUISITE FOUR BEDROOM DETACHED BARN CONVERSION
- RECENTLY UPGRADED TO A HIGH SPECIFICATION
- SET ON AN EXCLUSIVE GATED DEVELOPMENT
- GENEROUS 0.91 ACRE PLOT
- STUNNING OPEN PLAN KITCHEN/LOUNGE/DINING SPACE
- TWO RECEPTIONS ROOMS
- IMPRESSIVE ENTRANCE HALL, UTILITY ROOM & DOWNSTAIRS WC
- TWO EN SUITE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- BEAUTIFULLY APPOINTED WITH A WEALTH OF CHARACTER FEATURES



## Location

Fennant Court is located just off Wrexham Road in Pentre Bychan close to the village of Johnstown. A good range of facilities and amenities can be found in Johnstown and the neighbouring village Ruabon. The property lies close to "Ysgol Yr Hafod Johnstown" primary school and is just a short stroll away from scenic spots like "Bonc yr Hafod Country Park" and "Stryt Las Park". For your day-to-day needs, the "Co op Food Johnstown" and "Trawler Fish Bar" are also conveniently located nearby. The city of Wrexham is only 3.5 miles away and offers a good range of shopping. The development is surrounded by countryside and farmland yet is a convenient location to access the A483 for travel to Wrexham, Chester, Oswestry and beyond. There is easy road access to the stunning landscapes of Llangollen, known for its picturesque views and outdoor activities. Excellent transport links can be found in Wrexham, just 10 minutes away. Wrexham General Station makes it easy to reach Liverpool, Chester, Shrewsbury, Birmingham, London and more with ease. The A55 expressway is also easily accessible, linking you to Chester and the North Wales coast. Just 10 minutes away from Wrexham, the largest town in North Wales, there are plenty of leisure activities to enjoy. Erddig National Trust is a historic house surrounded by walled gardens which offers plenty of beautiful walks. Watch the Wrexham football team, one of the oldest football clubs in the world, play a match or visit the Gothic St Giles' Church. Enjoy days outdoors a little further afield in Snowdonia National Park or head to Chester to spend the day exploring the walled city.

## Entrance Hall

Timber effect flooring, stairs to first floor, timber entrance door, door to family room, utility and

kitchen diner, understairs storage cupboard, wall mounted heating control, exposed beams, opening to full height of the property.

## Open Plan Kitchen/Living/Dining Room

Beautifully appointed range of wall and base units with quartz work tops over, Aeg induction hob, extractor over, single oven, microwave oven and warming drawer, double height fridge/freezer, corner larder unit, dishwasher, generous central island with inset composite sink, instant hot water mixer tap, spotlights, exposed beams, herringbone timber effect flooring, two windows to front with fitted plantation style shutters, space for dining table, opening into living area with bi-folding doors opening to rear garden, door to lounge, wall mounted heating control.

## Lounge

Carpet, window to front with plantation style shutters, timber French style door to rear garden, feature exposed brick, decorative fireplace with tiled hearth, two stained glass windows to side, timber lintel.

## Family Room

Herringbone timber effect flooring, window to front with plantation style shutters, double glazed timber French doors to rear garden, exposed beams.

## Utility

Continuation of timber effect flooring, door to wc, fitted cloak and shoe cupboard, further fitted unit ideal for storing domestic appliances, window to rear, space and plumbing for washing machine and tumble dryer with complementary worktop over, spotlights.

## WC

Toilet and hand wash basin set in vanity unit, window to side.





### First Floor Landing

Spacious gallery style landing with high ceiling, exposed beams and timbers, exposed brickwork, doors to bedrooms and bathroom, three windows to front with bespoke shutters.

### Bedroom One

Primary bedroom suite with carpet, feature arched window to front with bespoke shutter, window to rear with fitted shutter, feature painted timber wall panels, exposed beams and rafters to ceiling, fitted range of bedroom furniture and dressing table. Door to en suite.

### En Suite

Shower enclosure with electric shower over, wc, hand wash basin, window to rear, timber effect flooring, part tiled walls.

### Bedroom Two

Carpet, arched window to front with plantation style shutter, portal window to side, exposed beams, doors to storage cupboard and en suite.

### En Suite

Shower enclosure with electric shower over, wc, hand wash basin, window to rear.

### Bedroom Three

Carpet, window to rear with fitted shutter, exposed timbers.

### Bedroom Four

Carpet, window to rear, loft access, exposed beam, feature decorative timber panels to one wall.

### Family Bathroom

With generous shower enclosure, freestanding bath, wc, bidet, his and hers basins set in a vanity unit, timber effect flooring, heated towel rail, spotlights, deluxe sky light window.

### Garage

Double garage with two up and vehicle doors, pedestrian door to rear, power and lighting.

### Outside

The gated sweeping shared drive way from Wrexham Road leads to a prestigious development of just five properties. Lawned front garden, private brick paved driveway providing ample off road parking leading to a detached double garage and a generous gravelled parking area suitable for parking several vehicles, a motorhome or a boat, gate to rear garden.

Expansive rear garden with patio area adjacent house, steps up to extensive lawn, inset trampoline and paved children's play area with sand pit, fence and trees to rear and one side. The sellers are open to conversation regarding preference for enclosing the other boundary. Patio area to rear of garage, an ideal location for a hot tub.

Outdoor power sockets and lighting.



### ADDITIONAL INFORMATION

Option to purchase adjacent paddock, price and details on application.

Built 2001

Double glazed windows.

Mains gas, mains water and sewerage, under floor heating to majority of ground floor.

£50 per month estate maintenance fee.

### IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services





within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

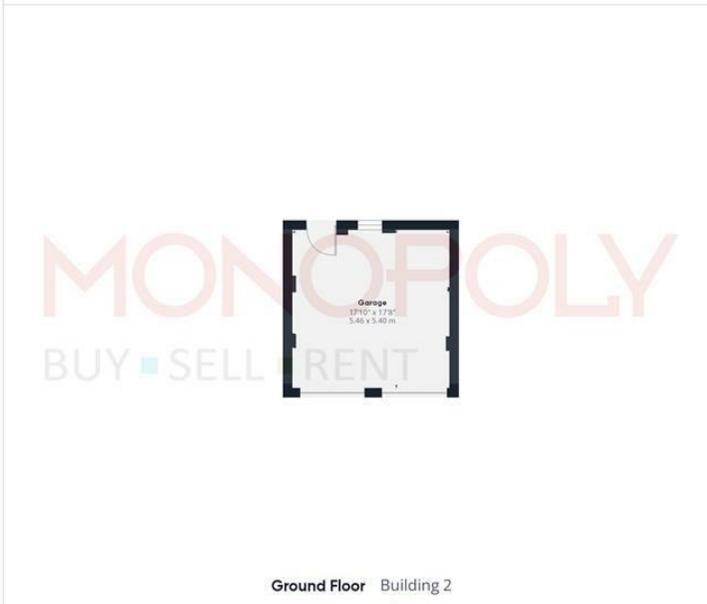




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2372.71 ft<sup>2</sup>

220.43 m<sup>2</sup>

Reduced headroom

11.97 ft<sup>2</sup>

1.11 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

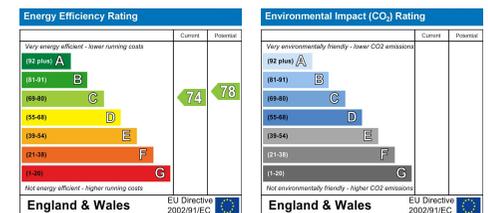
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